

IN THE UNITED STATES DISTRICT COURT  
NORTHERN DISTRICT OF TEXAS  
DALLAS DIVISION

DAVID L. NELSON and  
SAVANNAH NELSON,

*Plaintiffs,*

V.

FIRST BANK d/b/a First Bank  
Mortgage, DEUTSCHE BANK  
TRUST COMPANY AMERICAS, as  
Trustee for Saxon Asset Securities  
Trust 2001-2, Mortgage Loan Asset  
Backed Certificates, Series 2001-2  
f/k/a Bankers Trust Company, AVT  
TITLE SERVICES, LLC, and PHH  
MORTGAGE CORPORATION,

### *Defendants.*

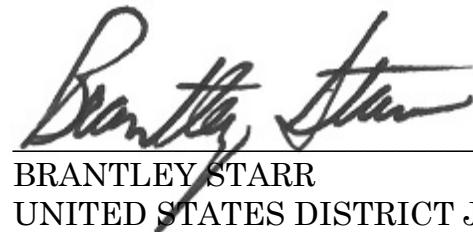
No. 3:24-CV-2086-X-BN

**ORDER ACCEPTING FINDINGS, CONCLUSIONS, AND  
RECOMMENDATION OF THE UNITED STATES MAGISTRATE JUDGE**

After making an independent review of the pleadings, files, and records in this case, and the Findings, Conclusions, and Recommendation of the United States Magistrate Judge dated September 30, 2024, the Court finds that the Findings, Conclusions, and Recommendation of the Magistrate Judge are correct, and they are accepted as the Findings, Conclusions, and Recommendation of the Court.

**IT IS, THEREFORE, ORDERED** that the Findings, Conclusions, and Recommendation of the United States Magistrate Judge are accepted. Accordingly, Defendant AVT Title Services, LLC, is **DISMISSED WITHOUT PREJUDICE** and the Court retains jurisdiction over this case under 28 U.S.C. § 1332.

**SO ORDERED** this 28th day of October, 2024.



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BRANTLEY STARR  
UNITED STATES DISTRICT JUDGE